

HUD Income and Rent Limits (10/01/19 update)

Annual Household Income (as a percentage of the area median income - AMI) by Household Size									
Household Size	(1) HOME 30% (Extremely Low)	(1) HOME 50% (Very Low)	(1) HOME 60%	(2) CDBG Low-Mod 80% Median; Same as HOME Low-Income	(3) Inclusionary Rental (70% AMI)	(3) Inclusionary Ownership (80% AMI)	(3) Inclusionary Ownership (100% AMI)	(4) 120% AMI	(4) 135% AMI
1 person	\$24,900	\$41,500	\$49,800	\$62,450	\$55,550	\$63,500	\$79,350	\$95,200	\$107,100
2 persons	\$28,450	\$47,400	\$56,880	\$71,400	\$63,450	\$72,550	\$90,650	\$108,800	\$122,400
3 persons	\$32,000	\$53,350	\$64,020	\$80,300	\$71,400	\$81,600	\$102,000	\$122,400	\$137,700
4 persons	\$35,550	\$59,250	\$71,100	\$89,200	\$79,300	\$90,650	\$113,300	\$135,950	\$153,000
5 persons	\$38,400	\$64,000	\$76,800	\$96,350	\$85,650	\$97,950	\$122,400	\$146,850	\$165,200
6 persons	\$41,250	\$68,750	\$82,500	\$103,500	\$92,000	\$105,200	\$131,450	\$157,750	\$177,450

(1, 2) Issued by HUD 6/28/19 Note, CDBG @ 80% = HOME Program Low Income. (3) Issued by the BPDA for 2019 (<http://www.bostonplans.org/housing/income,-asset,-and-price-limits>). (4) Incomes calculated based on HUD median for a family of 4 in Boston area, adjusted for family size and rounded to nearest 50.

Monthly Rent Limits (Inclusive of Utilities)										
Bedroom Size	Homeless Set Aside (30% of median)	(1) Low HOME (50% of median)	(1) High HOME (65% of median)	(3) DHCD LIHTC (50% median)	(3) DHCD LIHTC (60% median)	(2) CDBG Affordable (80% median)	(4) Inclusionary Rent Limits (70% median)	Max Rent 100% median	(5) Fair Market Rents	(6) Fair Market @110% (see notation below)
SRO	\$467	\$778	\$997	\$778	\$934	\$1,206	\$844	\$1,226	\$1,286	\$1,415
0-BR/Eff	\$622	\$1,037	\$1,329	\$1,037	\$1,245	\$1,608	\$1,125	\$1,635	\$1,715	\$1,887
1-BR	\$666	\$1,111	\$1,425	\$1,111	\$1,333	\$1,749	\$1,318	\$1,913	\$1,900	\$2,090
2-BR	\$800	\$1,333	\$1,712	\$1,333	\$1,600	\$2,098	\$1,492	\$2,172	\$2,311	\$2,542
3-BR	\$924	\$1,540	\$1,970	\$1,540	\$1,848	\$2,424	\$1,672	\$2,437	\$2,880	\$3,168
4-BR	\$1,031	\$1,718	\$2,178	\$1,718	\$2,062	\$2,704	\$1,850	\$2,700	\$3,131	\$3,444

(1) Issued by HUD, eff 6/28/19. (2) Calculated by DND based on lower of 78.7% of AMI or 100% FMR (6/28/19). (3) Issued by HUD eff 4/24/19. For units in service prior to 4/24/19, use calculator at <http://www.novoco.com/tenant/rentincome/calculator/z2.jsp>. (4) Set by BPDA for 2019. (5) Issued by HUD, eff 10/01/19. (6) Note: For DND underwriting purposes, use 110% of FMR unless BHA's calculated Small Area Fair Market Rent (SAFMR) is greater. See BHA for details: <http://www.bostonhousing.org/en/News/Boston-Housing-Authority-Implements-Small-Area-Fai.aspx>

BHA Utility Allowance, Effective 6/1/19 (http://www.bostonhousing.org/en/For-Section-8-Leased-Housing/How-Rent-is-Set/Utility-Chart.aspx)							
		SRO/0 BR	1BR	2BR	3BR	4BR	5BR
Gas Heat	Single Family	38/50	60	70	79	89	99
	Duplex, 3 Decker	36/48	58	67	76	85	94
	Garden, Row/Townhouse	36/48	58	67	76	85	94
	Elevator/Highrise	28/37	45	52	60	68	76
Oil Heat	Single Family	70/93	112	130	148	166	184
	Duplex, 3 Decker	58/77	90	104	117	131	145
	Garden, Row/Townhouse	58/77	90	104	117	131	145
	Elevator/Highrise						
Electric Heat	Single Family	63/84	101	118	135	152	169
	Duplex, 3 Decker	43/57	68	80	91	103	114
	Garden, Row/Townhouse	43/57	68	80	91	103	114
	Elevator/Highrise	24/32	48	64	80	96	112
Other Electric	Single Family	34/45	69	93	117	142	166
	Duplex, 3 Decker	29/39	59	79	100	120	140
	Garden, Row/Townhouse	29/39	59	79	100	120	140
	Elevator/Highrise	24/32	48	64	80	96	112
Water Sewer (Tenant)	Single Family	31/41	62	103	163	227	291
	Duplex, 3 Decker	23/30	45	75	122	168	217
	Garden, Row/Townhouse	23/30	45	75	122	168	217
	Elevator/Highrise	23/30	45	75	122	168	217
Water Heating	Oil	11/14	25	36	47	59	70
	Gas	7/9	16	23	29	36	43
	Electric	19/25	35	45	54	64	74
Cooking	Gas Oven	2/3	5	7	10	12	14
	Electric Oven	5/6	11	16	21	26	30
	Refrigerator		7	7	7	7	7
	Range		7	7	7	7	7

BPDA: Inclusionary Development Price Limits 2019 (<http://www.bostonplans.org/housing/Income,-asset,-and-price-limits>)

Income	Micro	Studio	1 BR	2 BR	3 BR	4BR
80% AMI	\$135,600	\$150,700	\$186,400	\$221,900	\$257,500	\$288,700
100% AMI	\$183,600	\$204,100	\$248,600	\$288,700	\$327,900	\$366,900

HOME Purchase Price/Value Limits						
Suffolk	Existing + New Homes	1 Unit	2 Units	3 Units	4 Units	Last Updated
		\$ 458,000	\$ 586,000	\$ 710,000	\$ 879,000	4/15/2019
Home Per Unit Subsidy Caps: Based on High Cost % effective 8/02/18						
Boston (capped at 240%) Section 234		0 BR & SRO's	1 BR Unit	2 BR Unit	3 BR Unit	4+ BR Unit
		\$147,074	\$168,600	\$205,018	\$265,227	\$291,137